

## SHELBY COUNTY BOARD OF COMMISSIONERS AGENDA ROUTE SHEET

Referred to Commission Committee Land Use

For Commission Action on November 3, 2008

## DESCRIPTION OF ITEM:

**A Joint Ordinance Amending the Memphis and Shelby County Zoning Ordinance-Regulations Adopted by the Shelby County Board of Commissioners on October 6, 1980, and by the Council of the City of Memphis on October 7, 1980, Being Resolution and Ordinance No. 3064, As Amended, So As to Make Certain Changes Therein As Follows:**

**Amend Appendix A, Zoning, Section 2 to add new definitions for financial Services, title loan establishment and payday loan establishment.**

**Amend Chart 1 by adding new use categories and use standards for pay day loan and title loan establishments.**

**ZTA No. 08-001CC. Sponsored by Commissioner Carpenter**

**CHECK ALL THAT APPLY BELOW:**

Y This Action does NOT require expenditure of funds.

           This Item requires/approves expenditure of funds as follows (complete all that apply):

County General Funds: \$ ; County CIP Funds- \$

State Grant Funds: \$ \_\_\_\_\_; State Gas Tax Funds: \$ \_\_\_\_\_

Federal Grant Funds: \$

Other funds (Specify source and amount): \$

Other pass-thru funds (Specify source and amount): \$

Originating Department: DPD

**APPROVAL:**

Dept. Head: Mary L. Baker # 7141 MLB 11/23/08  
(Type your name & phone #.) (Initials) (Date)

Elected Official: \_\_\_\_\_ \ \_\_\_\_\_ \ \_\_\_\_\_  
(Type your name & phone #.) (Initials) (Date)

Division Director: Richard S. Copeland # 7197 RSC bym 10/23/08  
(Type your name & phone #.) (Initials) (Date)

CIP – A&F Director: \_\_\_\_\_ \ \_\_\_\_\_ \ \_\_\_\_\_  
(Type your name & phone #.) (Initials) (Date)

Finance Dept. \_\_\_\_\_ \ \_\_\_\_\_ \ \_\_\_\_\_  
(Type your name & phone #.) (Initials) (Date)

County Attorney: Robert B Rolwing, # 5133 RB 10/23/08  
(Type your name & phone #.) (Initials) (Date)

CAO/Mayor: Grace Hutchinson 545-4429 1/24/08 1/0-23-08  
(Type your name & phone #.) (Initials) (Date)

## SUMMARY SHEET

### **I. Description of Item**

This is a joint ordinance to amend the joint City-County Zoning Code. This ordinance proposes new definitions of financial services, Title loan establishments, and Payday loan establishments. It proposes new use categories and spacing requirements of 1,000 feet between A duly organized and recognized place of worship; A public or private elementary or secondary school; A public or private day care facility or kindergarten; A public or private park; A boundary of a residential or landmark district; or any other payday loan, or title loan, establishment.

These uses are concentrated in neighborhoods whose residential and business areas are showing signs of distress and need special protection to avoid further decline. The purpose of these spacing requirements is to avoid the detrimental effects on neighborhoods resulting from a concentration of these uses.

### **II. Source and Amount of Funds**

A. Amount Expended

Budget Line Item

Unknown

B. All Costs

C. Additional or Subsequent Obligations or Expenses of Shelby County

### **III. Contract Items**

N/A

### **IV. Additional Relevant Information**



*Memphis and Shelby County  
Office of Planning and  
Development*

CITY HALL 125 NORTH MAIN STREET ROOM 476 MEMPHIS, TENNESSEE 38103-2084

(901) 576-6619

TO: Shelby County Attorney, ATTN: Mr. Robert Rolwing  
FROM: Thomas Pacello, Assistant City Attorney  
PREPARED BY: Thomas Pacello  
DATE: October 23, 2008

SUBJECT: FORWARDING OF RESOLUTION FOR CASE NO: ZTA 08-001CC

Attached, please find forwarding material for the above referenced item to be heard by the County Board of Commissioners.

FORWARDING MATERIALS Zoning Text Amendment  
(COPIES)

(1) Complete Application: NOT APPLICABLE TO ZTA

(15) Staff Report                      Memo to Land Use Control Board from  
County Attorney & Copy of Existing  
Nonconforming Regulations

(15) LUCB Recommendation

ORDINANCE/RESOLUTION (Original and One Copy)

NOTICE FOR DAILY NEWS (Original and One Copy)

NOTICE TO OWNERS: NOT APPLICABLE TO ZTA



ITEM # \_\_\_\_\_

PREPARED BY: Mary Baker - OPD

APPROVED BY: \_\_\_\_\_

JOINT ZONING ORDINANCE NO. \_\_\_\_\_

JOINT ORDINANCE AND RESOLUTION (ZTA 08-001 CC) AMENDING THE JOINT MEMPHIS AND SHELBY COUNTY ZONING ORDINANCE – REGULATIONS ADOPTED BY THE SHELBY COUNTY BOARD OF COMMISSIONERS ON OCTOBER 6, 1980, AND THE CITY COUNCIL OF THE CITY OF MEMPHIS ON OCTOBER 7, 1980, BEING RESOLUTION AND ZONING ORDINANCE NO. 3064, AS AMENDED, SO AS TO MAKE CERTAIN CHANGES THEREIN AS FOLLOWS:

AMEND THE ZONING REGULATIONS TO ADOPT DEFINITIONS FOR FINANCIAL SERVICES, PAYDAY LOAN ESTABLISHMENTS, AND TITLE LOAN ESTABLISHMENTS AND TO CREATE NEW USE CATEGORIES FOR PAY DAY LOAN ESTABLISHMENTS AND TITLE LOAN ESTABLISHMENTS AND TO ESTABLISH LOCATION AND DISTANCE SEPARATION REQUIREMENTS FOR PAYDAY, AND TITLE LOAN ESTABLISHMENTS. SPONSORED BY COMMISSIONER MIKE CARPENTER

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**WHEREAS**, there exist business lending practices, commonly referred to as “payday” lending practices, whereby lending businesses advance money on paychecks of low and financially challenged persons, subject to high interest rates; and

**WHEREAS**, there exist business lending practices, commonly referred to as “title loan” establishments, whereby the lending businesses advance short term loans to an applicant which are typically secured by the applicant’s car title and which are subject to high interest rates; and

**WHEREAS**, payday lending, and title lending establishments have a tendency to cluster together in economically depressed neighborhoods further driving down to value of both residential and commercial property; and

**WHEREAS**, citizens of Shelby County and the City of Memphis have expressed concerns over what are perceived to be exploitive payday and title loan lending practices in Shelby County and Memphis, Tennessee; and

**WHEREAS**, from the following studies, the County Board of Commissioners and the Memphis City Council find that payday and title loan establishments may have a deleterious effect on the neighborhoods in which they locate, negatively impacting economic development efforts, decreasing property values and targeting the most vulnerable citizens, see for example:

Amanda Quester & Jean Ann Fox, *Car Title Lending: Driving Borrowers to Financial Ruin*, the Center for Responsible Lending and the Consumer Federation of America; (2005).

Uriah King, Wei Li, Delvin Davis & Keith Ernst, *Race Matters: The Concentration of Payday Lenders in African-American Neighborhoods in North Carolina*, the Center for Responsible Lending, (2005).

University of North Carolina Center for Community Capital, *North Carolina after Payday Lending: Attitudes, Experiences, Credit Options*, North Carolina Commissioner of Banks, (2007 w/ 2008 update).

Michael A. Stegman & Robert Faris, *Payday Lending: A Business Model that Encourages Chronic Borrowing*, Economic Development Quarterly, Vol. 17 No. 1, (2003).

Michael A. Stegman, *Payday Lending*, Journal of Economic Perspectives, Vol. 21 No. 2, (2007); and

**WHEREAS**, the Shelby County Board of Commissioners and the Memphis City Council feel it is necessary to address the concentration of these entities within the Shelby County and the City of Memphis and assist some of the most distressed sections of the City and County; and

**WHEREAS**, the existing Memphis and Shelby County Zoning Ordinance, does not specifically address payday, or title loan establishments; and

**WHEREAS**, it is deemed appropriate and in the best interest of the citizens to amend the Memphis and Shelby County Zoning Ordinance to include definitions, use categories, permitted location, and separation requirements for payday and title loan establishments; and

**WHEREAS**, these amendments were on the October 9, 2008 agenda of the Memphis and Shelby County Land Use Control Board for its consideration in accordance with the Joint Memphis and Shelby County Zoning Ordinance - Regulations section 6 and were unanimously recommended for approval by the Land Use Control Board.

**NOW, THEREFORE, BE IT ORDAINED** by the Board of County Commissioners and the Memphis City Council that the Joint Memphis and Shelby County Zoning Ordinance - Regulations be amended as follows:

**SECTION 1.** That Section 2, Interpretations and Definitions, of the Joint Ordinance and Resolution set out in the caption hereof and the same is hereby amended by adding the following definitions:

**FINANCIAL SERVICES:** Any building, room, space or portion thereof where an establishment provides a variety of financial services, including generally, banks, credit unions, and mortgage companies. Financial services do not include title loan and payday loan establishments.

**PAYDAY LOAN ESTABLISHMENT:** Any building, room, space or portion thereof where a person, company, or other legal entity makes or facilitates a deferred presentment service, such that the person, company or legal entity provides currency or a payment instrument in exchange for a person's check or agreement to provide access to a drawer's account in a financial institution and agrees to hold that person's check for a period of time prior to presentment, deposit, or redemption or facilitates this process. Payday loan establishments include persons or businesses licensed under Title 45, Chapter 17, of the Tennessee Code Annotated.

**TITLE LOAN ESTABLISHMENT:** Any building, room, space or portion thereof where a person, company, or other legal entity engaged in the business of making loans in exchange for possession of the certificate of title to property or a security interest in titled property. Title loan establishments include persons or businesses licensed under Title 45, Chapter 15, of the Tennessee Code Annotated.

**SECTION 2.** That Appendix A, Zoning, Chart 1. Uses Permitted in Zoning Districts is hereby amended by adding the uses depicted in Attachment A.

**SECTION 3.** That Appendix A, Zoning, Chart 1 is hereby amended by adding Footnote 24 to read as follows:

Use Standards for Payday Loan and Title Loan Establishments

The governing bodies find that payday loan, or title loan, establishment have a deleterious effect on both the commercial and residential properties surrounding them, resulting in blight and the downgrading of property values, and contribute to depressed economic conditions in the community. The following standards shall apply to all payday lenders and title loan establishments.

1. It shall be a violation of this development code for a person, corporation, or other legal entity to operate or cause to be operated any payday loan, or title loan, establishment within one thousand (1,000) feet of:
  - a. A duly organized and recognized place of worship;
  - b. A public or private elementary or secondary school;
  - c. A public or private day care facility or kindergarten;
  - d. A public or private park;
  - e. A boundary of a residential or landmark district; or
  - f. Any other payday loan, or title loan, establishment.

2. For the purpose of this section, measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest property line of the premise where the payday loan, or title loan establishment is located, to the nearest property line of the premises of a place of worship, public or private elementary or secondary school, public or private day care facility or kindergarten, public or private park, any other payday loan, or title loan establishment, or to the nearest boundary of a residential district or local historic district.

**SECTION 4.** In case of conflict between this Ordinance or any part thereof, and the whole or part of any existing or future Ordinance of the City of Memphis or Shelby County, Tennessee, the most restrictive shall in all cases apply.

**SECTION 5.** That the provisions of this Ordinance are hereby severable. If any of these sections, provisions, sentences, clauses, phrases, or parts is held unconstitutional or void, the remainder of this Ordinance shall continue in full force and effect.

**SECTION 6.** Be it further resolved and ordained, that the Joint Ordinance take effect from and after the date it shall have been enacted according to due process of law, and thereafter shall be treated as in full force and effect in the jurisdiction subject to the above mentioned Ordinance by virtue of the concurring and separate passage thereof by the Council of the City of Memphis and by the Shelby County Board of Commissioners.

\_\_\_\_\_  
DEIDRE MALONE., Chairman

Date: \_\_\_\_\_

\_\_\_\_\_  
A C WHARTON, JR., County Mayor

Date: \_\_\_\_\_

ATTEST:

\_\_\_\_\_

ADOPTED:

1st Reading    \_\_\_\_\_ /    \_\_\_\_\_ /    \_\_\_\_\_

2nd Reading    \_\_\_\_\_ /    \_\_\_\_\_ /    \_\_\_\_\_

3rd Reading    \_\_\_\_\_ /    \_\_\_\_\_ /    \_\_\_\_\_



Attachment A

**Uses Permitted**

	<b>O-G</b>	<b>C-L</b>	<b>C-H</b>	<b>I-L</b>	<b>IH</b>
<b>Payday Loan Establishment</b>	S	X	X	X	X
<b>Title Loan Establishment</b>	S	X	X	X	X

X = Use permitted by right;

S = Use requiring legislative plan review and approval subject to the issuance of a special use permit in accordance with the provisions of sections 8 and 9 of this article;

## LAND USE CONTROL BOARD RECOMMENDATION

CASE #: ZTA 08-001 CC

At its regular meeting October 9, 2008, the Memphis and Shelby County Land Use Control Board held a public hearing on the following proposed zoning text amendment:

**APPLICANT:** Memphis and Shelby County Office of Planning and Development

**SPONSOR:** Councilman Bill Morrison and Commissioner Mike Carpenter

### **PROPOSED ZONING TEXT AMENDMENT:**

**Amend Appendix A, Zoning, Section 2 to add new definitions for financial Services, check cashing, title loan and pay day lender.**

**Amend Chart 1 by adding new use categories and use standards for check cashing, pay day loan and title loan establishments.**

Thomas Pacello, Assistant City Attorney presented the text amendment to the Land Use Control Board.

### **The following spoke in opposition to the application:**

Jim Acklin spoke in opposition to the text amendment. He questioned whether they were actually concentrated in their locations. He pointed out that the list of pay day loan establishments which were the sites of crime did not illustrate a concentration of crime in any location and wondered how they compared with other types of businesses in the same locations. He said the businesses are located where they are because that is where the citizens have a need for their service.

### **The following spoke in support of the application:**

Councilman Jim Strickland spoke in favor of the text amendment. He said that they were in fact concentrated in particular neighborhoods, many times in the same strip commercial center. He referred to the article "The High Costs of Payday Lending" attached to the staff report regarding lending practices that are detrimental to social and economic stability of neighborhoods where these businesses are concentrated.

The Land Use Control Board voted unanimously to approve the proposed zoning text amendment.